

AN ORDINANCE CHANGING THE ZONING OF  
LOT 1, BLOCK 351, VISTA DEL SOL UNIT SIXTY-FOUR  
AND IMPOSING CERTAIN CONDITIONS.  
THE PENALTY BEING AS PROVIDED IN  
SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lot 1, Block 351, Vista Del Sol Unit Sixty-Four be changed from R-3 (Residential) to C-1 (Commercial) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-1 (Commercial), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

1. Prior to the issuance of any building permits, a detailed site development plan must be reviewed by the Commission and approved by the City Council.
2. A landscape plan must be submitted for approval in conjunction with the detailed site development plan. The landscape plan must provide for the installation of drought-tolerant evergreen trees along the property lines adjacent to Lots 19-22 and Lots 38-44, Block 351, Vista Del Sol Unit 86, and Lot 2, Block 351, Vista Del Sol Unit 64 Replat 'B'. Each tree shall have a minimum height of 5 feet at the time of planting and spaced 10 feet apart.

In addition to the above described landscaping requirements, a 10-foot wide drought-tolerant landscaped strip must be installed along the Montwood Drive property line. This landscaped strip shall consist of trees, shrubs, ground cover or a combination thereof.

These conditions run with the land, are a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 19 day of March, 1991.

I certify that the zoning map has been revised to reflect the amendment of ordinance #10509  
By R. Gonzales Date 5-2-91

THE CITY OF EL PASO

S. J. J.  
Mayor

ATTEST:

Carole Hunter  
City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REVISED: J.R.

5-2-91 COUNTER  
5-2-91 ORIGINAL  
5-2-91 Blay. Inspection  
5-2-91 CONTROL R. Gonzales

APPROVED AS TO FORM:

C. J. J.  
Assistant City Attorney

APPROVED AS TO CONTENT:

Roy Gilyard  
Roy Gilyard  
Department of Planning, Research  
and Development

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)